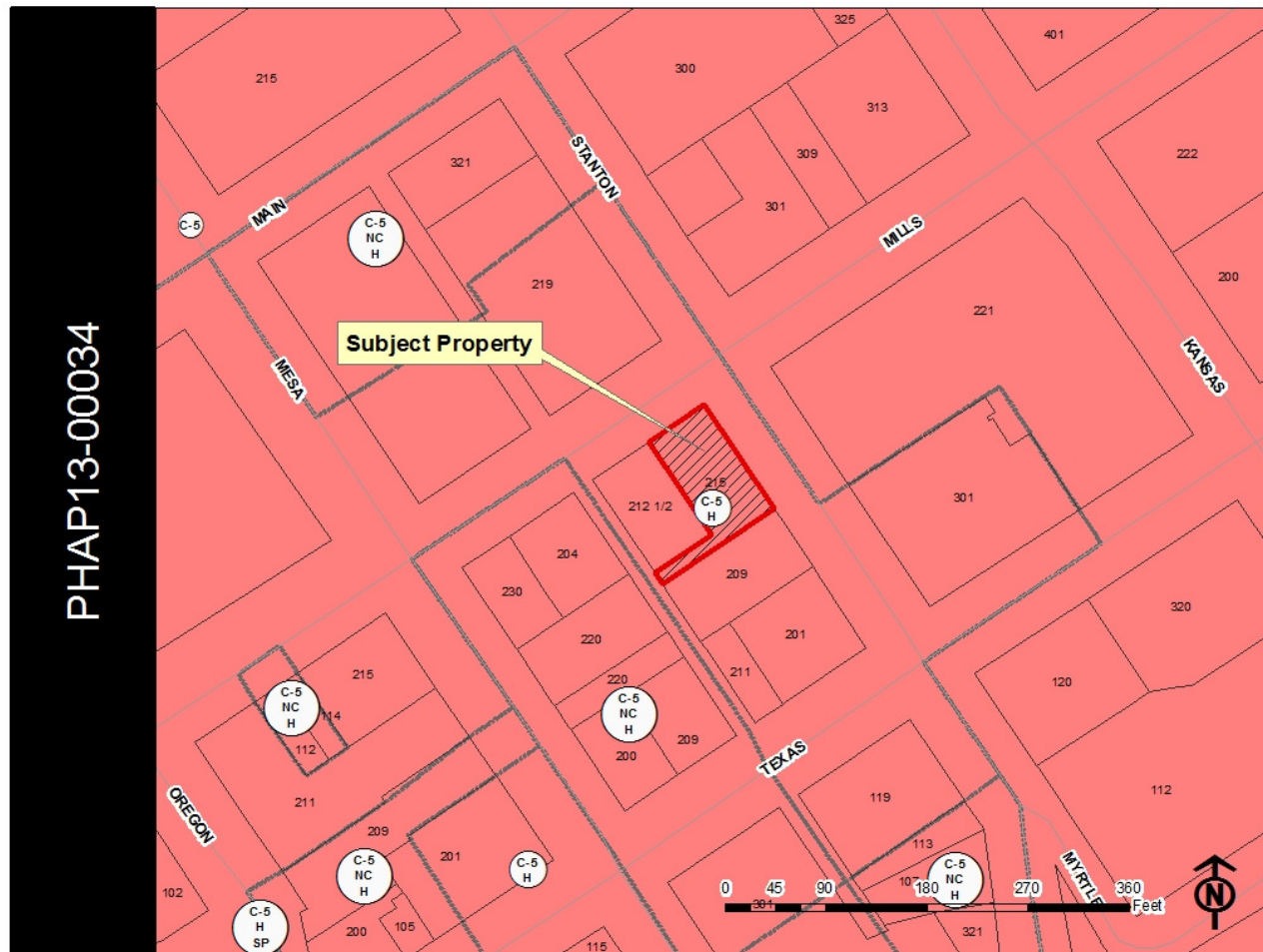




PHAP13-00034

Date: November 18, 2013
Application Type: Certificate of Appropriateness
Property Owner: Martin Building LLC
Representative: Lane Gaddy and Tyler Daniels
Legal Description: 4 Mills 60 ft. on Mills X 112 ft. on N. Stanton & Adj. 12 ft. X 60 ft. to Aly Nec. (7440 sq. ft.), City of El Paso, El Paso County, Texas
Historic District: Downtown
Location: 215 N. Stanton Street
Representative District: #8
Existing Zoning: C-5/H (Commercial/Historic)
Year Built: 1917
Historic Status: Landmarks
Request: Certificate of Appropriateness for the rehabilitation of the subject property
Application Filed: 11/4/2013
45 Day Expiration: 12/19/2013

ITEM #4



GENERAL INFORMATION:

The applicant seeks approval for:

Certificate of Appropriateness for the rehabilitation of the subject property

STAFF RECOMMENDATION:

The Historic Preservation Office recommends APPROVAL WITH MODIFICATIONS of the proposed scope of work based on the following recommendations:

The Downtown Historic District Design Guidelines recommend the following:

- *Windows beyond repair should be replaced to maintain the appearance of the original windows.*
- *Replacement windows should match the same size of the original. In other words, new windows should fill the entire space. .*
- *Generally, window glass should be clear. Mirrored and reflective glass are not historic and should be avoided*
- *Awnings will be evaluated on an individual basis by the Historic Landmark Commission in order to determine appropriateness and impact to the structure and its surrounding environment.*
- *Materials should be compatible with the structure and other elements particular to the historic district.*
- *Awnings and canopies should be placed at the top of openings, but they should not cover important architectural details/elements.*
- *Awnings and canopies should be of an appropriate size and scale in relation to the building's façade.*
- *Fixtures should fit within vertical elements such as columns*
- *Fixtures should always fit within their openings. Attempting to fit a square awning into a round opening (and vice-versa) should be avoided. Generally, the shape of an awning should respect the shape of the window.*
- *Retain existing masonry and mortar if possible. If masonry must be replaced, match old material with new material as closely as possible (size, color, texture, etc.)*
- *Retain original color and texture of masonry when possible.*
- *It is recommended that storefronts be similar to that of the Cortez. The storefront has a relatively small wainscot with large display windows and the large double entry doors are topped with a transom.*
- *Preserve original materials or details and the shape of original openings (otherwise the proportions of the façade will be lost). Replace missing original elements such as*

transom windows.

- *Storefronts should be fabricated from wood.*
- *The wainscot or panel beneath the display window should be constructed of wood or brick.*
- *The original size, division and shape of display windows should be retained. Glass should be transparent for pedestrian viewing.*
- *Signs should not hide or cover any significant detailing and/or architectural features of the building.*
- *Signs shall not exceed thirty square feet in all commercial and manufacturing districts, and should not exceed six feet in height.*
- *Signs constructed for landmark buildings or sites must be made of materials attributed to the year in which the buildings or site was constructed.*
- *Colors should complement the building and/or the surrounding area.*
- *Designs should be innovative and compatible with the building and/or the surrounding area.*
- *Double-faced projecting wall signs must have a minimum nine foot clearance between the bottom of the sign and the ground level.*
- *Contemporary lighting fixtures should be replaced with period lights found in Pioneer Plaza.*

The Secretary of the Interior's Standards for Rehabilitation recommend the following:

- *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*
- *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize the property will be avoided.*
- *Changes to a property that have acquired historic significance in their own right will be retained and preserved.*
- *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*
- *Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*

The modifications are that the new awnings/canopies be placed either at the top or bottom of the transom/signband and mounted so that they will not obscure, damage, destroy or alter significant architectural features; that a different location for the new lighting at the entryway be considered that does not have to be mounted into the terra cotta; that the new signs will be installed in their previous

locations so that the terra cotta building fabric will not be altered, damaged, or destroyed; and that the owner/architect shall propose a new building material instead of EIFS in the entryway.

AERIAL MAP

PHAP13-00034



EXIST. BLDG.

STANTON

MARTIN BLDG.
215 N. STANTON

EXIST. SIDEWALK TO EXISTING TEXAS
ALL JOINTS

EXIST. PARKING DRIVE TO REMAIN

EXIST. CURB & GUTTER TO REMAIN

EXIST. LAMP POST TO REMAIN

EXIST. ASPHALT TO REMAIN

TRASH CHUTE & DEWATER

FUTURE PARKING BLDG.
(2-3 STORY)

ALLEY

TEXAS BLDG.

MILLS

EXIST. CONC. DRIVE

EXIST. FIRE HYDRANT

EXIST. FIRE HYDRANT ACCESS ROUTE

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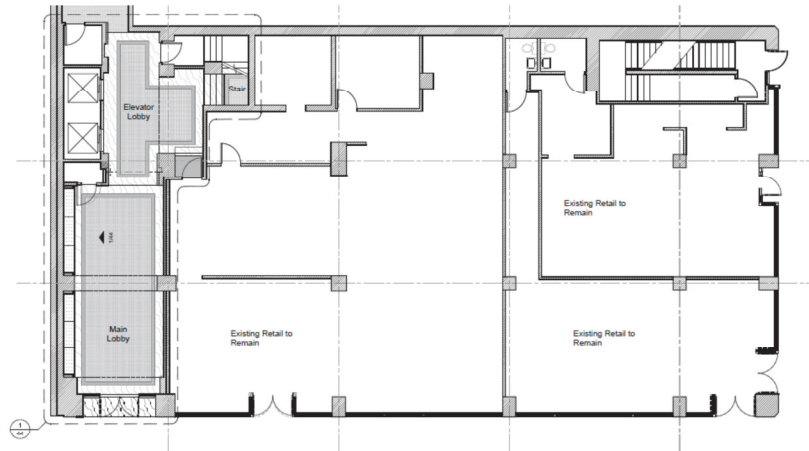
2334

2336

Site Plan
Scale: 1" = 20'-0"

FIRST AND SECOND FLOOR PLANS

PROPOSED



Design Team

Michael Hsu
Office Of Architecture
4910 Burnet Road
Austin, Texas 78756
(512) 706.4303

Architect of Record

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el paso, texas 79912
915.877.2020 tel
915.877.2222 fax
strategies by design

Client

Martin Building

Location

215 Stanton Street
El Paso, Texas

Date

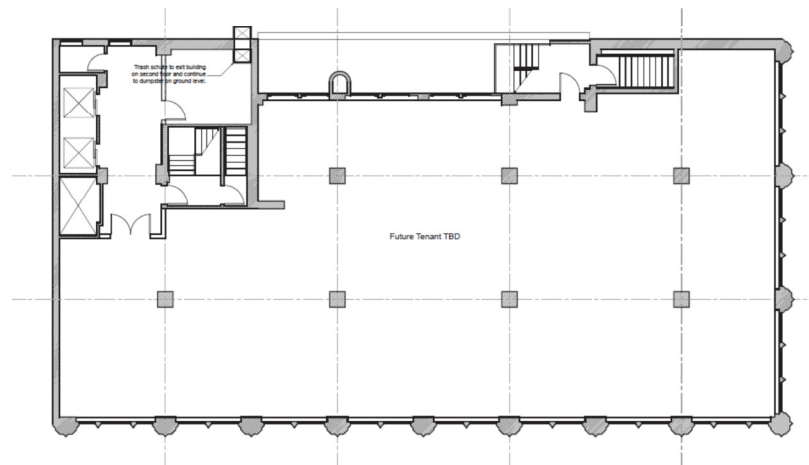
10 October 2013

Sheet

Proposed First Floor Plan
Scale: 3/32"=1'-0"

20

PROPOSED



Design Team

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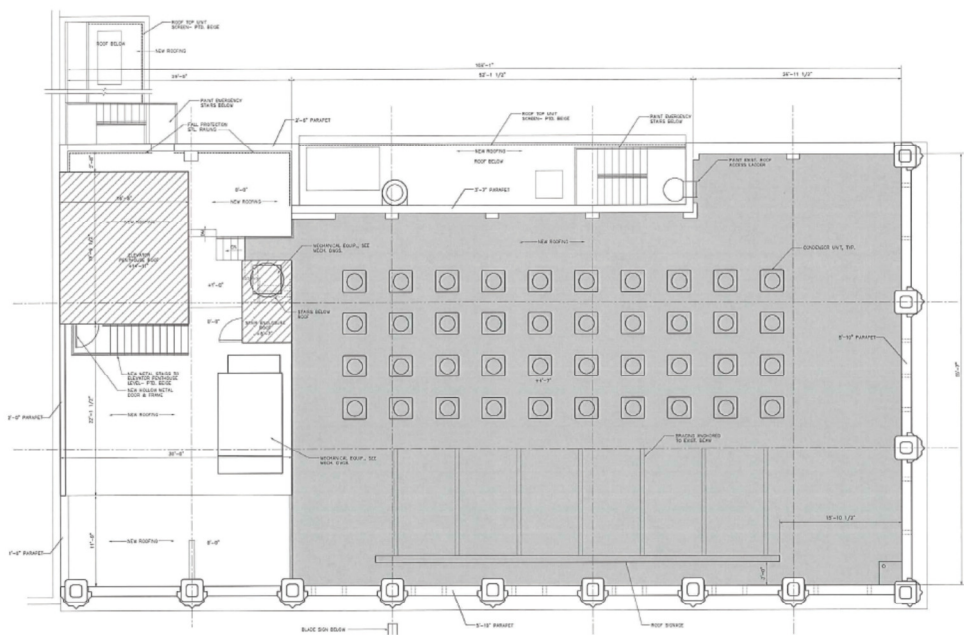
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Proposed Second Floor Plan
Scale: 3/32"=1'-0"

22

ROOF PLAN

PSRBB ARCHITECTS



Drawn: Hsu

Reviewed: Hsu

Client:

Location:

Date:

Scale:

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915.877.2222 fax
creations by design

Martin Building

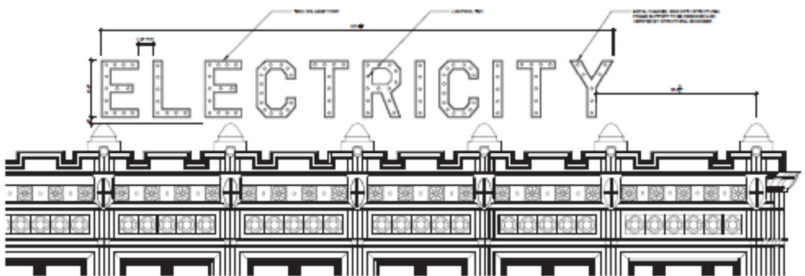
215 Stanton Street
El Paso, Texas

10 October 2013

Proposed Roof Plan
Scale: 3/32"=1'-0"

SIGNAGE

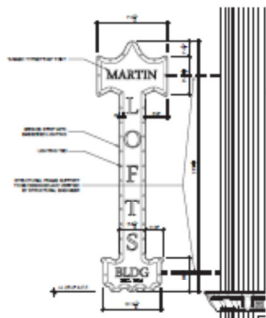
Michael Hsu
Office Of Architecture



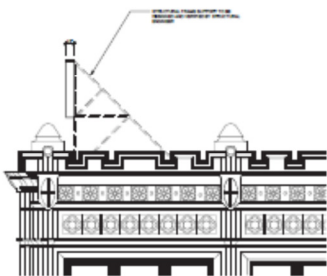
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Scale 1/8"=1'-0"



4 Shade Sign - North
Scale 1/8"=1'-0"



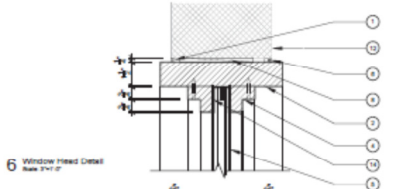
3 Shade Sign - East
Scale 1/8"=1'-0"



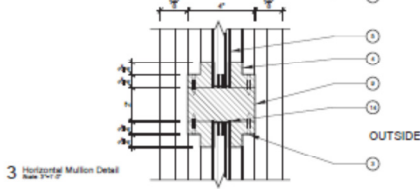
1 Electricity Sign - North
Scale 1/8"=1'-0"

WINDOW DETAILS

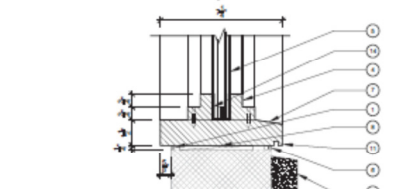
Michael Hsu
Office Of Architecture



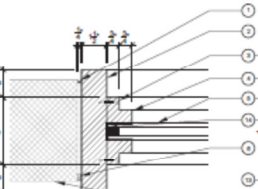
6 Window Head Detail
Scale 3/4"=1'-0"



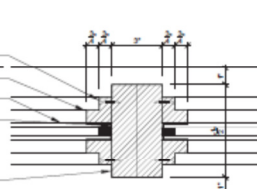
3 Horizontal Mullion Detail
Scale 3/4"=1'-0"



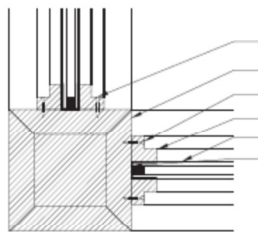
2 Window Sill Detail
Scale 3/4"=1'-0"



5 Window Jamb Detail
Scale 3/4"=1'-0"



4 Vertical Mullion Detail
Scale 3/4"=1'-0"



1 Corner Transition Detail
Scale 3/4"=1'-0"

- Detail Keynotes:
1. Seal joint, Paint specified by MHQA.
 2. 1/2"x1/2" Spanish Cedar, milled, S4S, provide square edges, kiln dried, clear sealed w/ (2) coats, top.
 3. 1/2" Redwood wood screws.
 4. 3/4"x1/2" solid Spanish Cedar profile strip, milled, provide square edges, kiln dried, clear sealed w/ (2) coats, top.
 5. 1/2"x1/2" solid clear glass, SHGC and U-value to adhere to local energy code.
 6. Insulator rod and sealant, Paint TBD by MHQA.
 7. 1/2" wash all on exterior face.
 8. 1/2" air gap.
 9. 2"x4" Spanish Cedar, milled, S4S, provide square edges, kiln dried, clear sealed w/ (2) coats, top.
 10. 1/2" Scapestone, color specified by MHQA, 1/2" reveal between scapestone and bottom of sill, slope top of stone 1:12.
 11. 2"x2" drip, dado cut into bottom face of sill, landing well to remain.
 12. (2) 1/2"x1/2" Spanish Cedar, laminated, milled, S4S, provide square edges, kiln dried, clear sealed w/ (2) coats, top.
 14. Neoprene gasket between glass and wood, top.